

Scope of Work and Compliance with the HPZ Design Guidelines 594 S. Main Ave.

Scope of work: Build a new 1440sf one story single family residence, 2 bedrooms, 2 baths with 200sf walled court yard and a covered and enclosed off street parking space.

General: The style of the proposed residence is Sonoran. The buildings parapet walls and courtyard walls will be stuccoed. 590 and 594 South Main Ave will share a common wall. The combined buildings will have the look of a typical Sonoran Row House found throughout the greater Barrio Historico. An example of the Row House can be found in the Development Zone at 530 S Main Ave. the two residences will be made distinct from each other and will be discussed in the following detailed description below

Note: All of the features described below will be consistent and compatible with those found in the Development Zone and greater Barrio Historico historic neighborhood. Specific examples of compatible contributing buildings within the Development Zone will be called out.

Building Height: The **parapet height** of the proposed residence will be **16'- 6" AFG**. The exterior wall height at the **courtyard wall** will be **8'- 0" AFG**. There are examples of contributing historic properties in the development zone with parapet roofs. Heights are equal to or shorter than the heights being proposed can be found at **Development Zone 448(14ft), 530(15.25ft and 13ft), 579(17.5ft) and 585(17.5ft) S Main Ave.** (See attached photos.)

Setbacks: The proposed setbacks are **North = common wall, South = 1ft., East = 5ft, and West = 1ft.** Three properties directly to the north have setbacks roughly **5ft. from the east property line and have approximately 3ft side yard setbacks. Development Zone 582, 584 and 586 S Main Ave.**

Site Utilization: The **lot coverage** for the proposed residence will be **75%**. 590 and 594 S. Main Ave. share a common wall with no space between. Other properties have similar lot coverage. **Development Zone 448,531,582,584,586 S. Main Ave.**

Building Form: The proposed residence size is **1,440 sf**. The scale of the building form is consistent with the size of the lot. The massing is broken up with varying building and wall heights. The proposed residence's size, scale and mass are consistent and compatible and consistent with contributing properties within the **Development Zone.530, 579 and 585 S. Main Ave**

Rhythm: The proposed residences rhythm is created by windows and door openings and wall mass between with varying heights and proportions that are consistent with contributing buildings within the **Development Zone. 448, 530, 579 and 585 S. Main Ave**

Color: **See attached Color Schedule** showing the color of the main house painted stucco and the trim color for the wood windows and doors, exposed wood post and beams will be. Natural colored brick will be used on the parapet and patio wall.

Landscaping: **Plantings** will be consistent with Tucson's Sonoran Desert drought tolerant vegetation.

Ornamental landscape features: The proposed residence will have shuttered openings on the patio wall. The shutters and gate will be wood, like **Development Zone 579 and 585 S Main Ave.** Sidewalks will be concrete or natural stone. The enclosed courtyards will be landscaped but not visible from the street. The wrought fence is similar to **Development Zone 582, 585 and 586 S Main Ave. 460 W. 17th St.**

Enclosures: The proposed residence will have **8 ft. courtyard wall** on the south property line facing W.17th St. **Development Zone 579 and 585(10.5ft)** There will be a **4ft wrought iron fence** on the east on 5th Ave. **Development Zone 584 and 586,460 W. 17th St.** The covered parking will have **10ft rusted corrugated steel rolling gate** to scene view of the vehicles. **Development Zone gate at 579 and 585 (10ft) S Main Ave.**

Utilities: The property has code compliant utilities gas water electricity and waste. The underground electrical and gas meters will be attached to the residence at the west side facing the PAAL drive. Mechanical equipment will be on the roof and not visible from the street.

Motor Vehicle and parking areas: The off street parking area will be at the rear of the property on the north side. The space will be accessed from an existing PAAL on the east side. The vehicle will be screened from a street view with a 10ft sliding gate. **The existing PAAL has been used to access 584, 586 S. Main Ave and 420 W. 17th St.**

Proportion: The proportions of the building are driven by the window and door sizes the wall area around the openings. Varying wall heights breaks up the buildings massing to keep the proportions in line with scale of the building and more compatible with the other buildings within the development zone. **Development Zone 448, 520, 579 and 584 S Main Ave.**

Roof Type: The proposed residence will have a parapet wall with a brick coping. The main roof of the house would not be visible from the street level. **Development Zone 448, 530, 579, and 585 S Main Ave.**

Surface Textures: Hawk and trowel hard stucco finish for the residence and patio walls. The exposed wood details will be flat smooth finish painted. The wrought iron fence will be smooth and painted. The corrugated steel fences and rolling gate will have a rust finish. **Development Zone stucco throughout.**

Projections and recessions,

Projections: The front door awning "Toldo" sits 2ft from the wall. The awning over the patio doors in the courtyard will be 2 ft. deep. The 6" round metal scuppers will project 6 to 10" from the wall. The brick coping on the courtyard wall will project 2 to 4 inches.

Recessions: The windows and doors will be recessed 2 to 3 inches from the exterior wall. The courtyard wall openings with shutters and gates will be recessed 4 to 6 inches.

Details: See attached photos of existing details similar to what will be used in the project. (See photos of Materials and Details from throughout the development zone.)

Windows: Double hung wood 3'x 6', 2.5'x 5' and square awning wood windows 2' x 2' all windows with 1 x 6 wood casing exterior. Head height at 8'. **Development Zone 448, 530, 579 and 585 S. Main Ave**

Doors: Wood door 3' x 6.75' with 3' x 1.5' transom window above. Steel gate on the east and west elevations leading to leading to the court yard rusted finish. **Development Zone 448, 530, 579 and 585 S. Main Ave**

Scuppers: 6" round Galvanized Scuppers with oxidized finish **Development Zone 448, 530, 579 and 585 S. Main Ave**

Brick Coping: Standard red book coping laid in a running bond or header pattern. **Development Zone 448, 530, 579 and 585 S. Main Ave**

Shutters: Wood frame and panels with wood frame all painted. **Development Zone 579 and 585 S. Main Ave**

Awning "Toldo": Wood frame construction. 4x8 beam 4x4 brace, 2x 4 rafters and a bead board ceiling with a 2ft overhang exposed. The roof will have a corrugated metal roof with a "galvalume" finish. **Development Zone The roof on 460 W. 17th St. is corrugated metal with a "galvalume" finish with a similar slope. 313 W. 17th St.**